

October 16, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08PR0170

Village Mill Land Investors LLC
(Midlothian Village Square)

Midlothian Magisterial District
South line of Midlothian Turnpike

REQUEST: Approval of Architecture.

Village Mill Land Investors LLC is requesting Planning Commission approval for architecture as required by Condition 3 of zoning Case 83S141.

Specifically, this request includes a multi-tenant retail building that is located adjacent to Village Mill Drive.

RECOMMENDATION

Staff recommends approval for the following reason:

The elevations submitted for the multi-tenant building address the requirements of zoning and are consistent with recent buildings approved within this development.

GENERAL INFORMATION

Associated Public Hearing Cases:

83S141 – Fi-Tech, Inc. Retirement Trust
05PR0268 – Commercial Land Corporation
06PR0307 – Village Mill Land Investors LLC

Developer:

Village Mill Land Investors LLC

Location:

Fronts the north line of Village Mill Drive. Tax ID 727-708-4907 (Sheet 5).

Existing Zoning and Land Use:

C-3, Commercial; vacant

Size:

4.301 acres

BACKGROUND

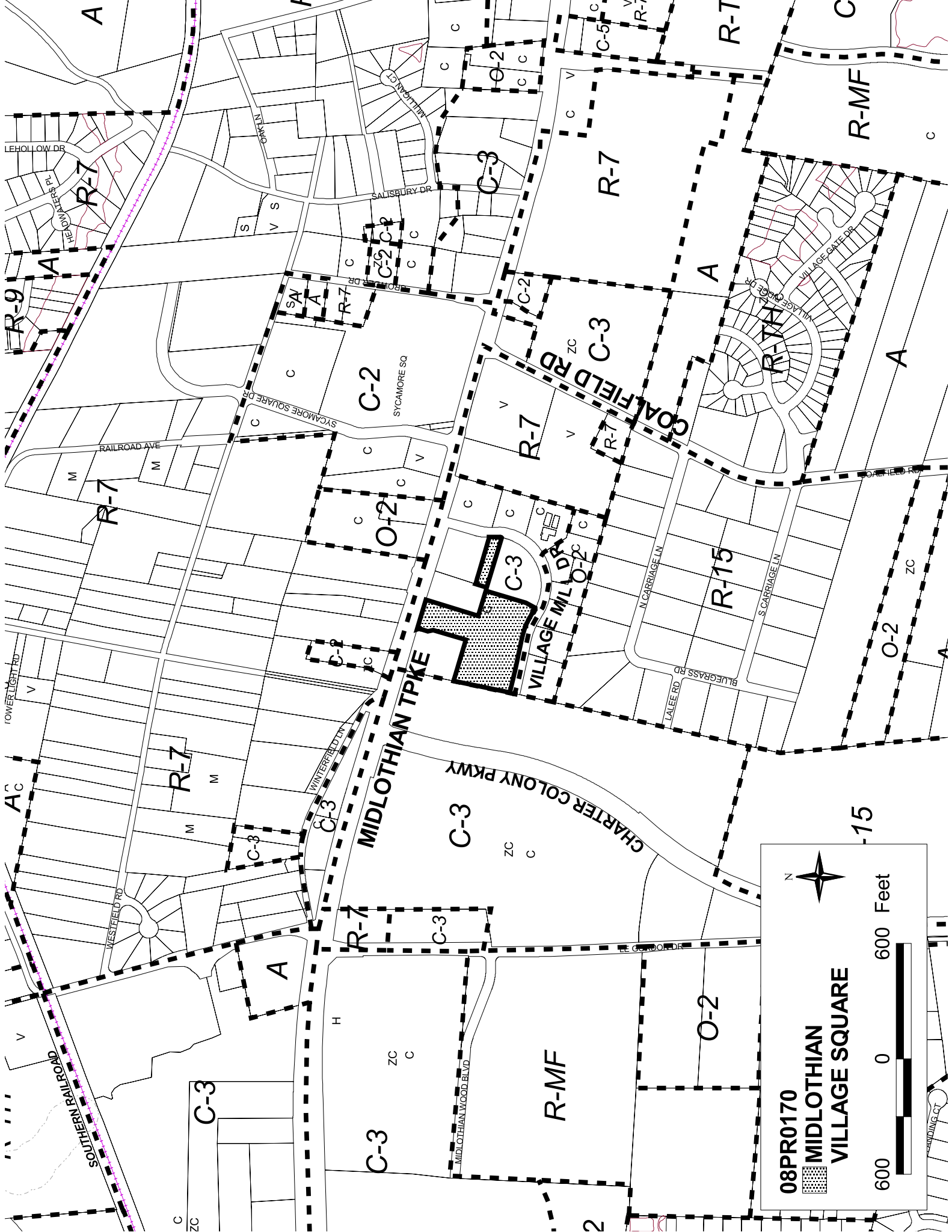
Five (5) previous buildings in this development were approved through site plan Cases 05PR0268 and 06PR0307. These were a Wendy's restaurant, Primrose childcare facility, two (2) multi-tenant building and a 7-11 convenience store.

The current request case, 08PR0170, includes one (1) additional multi-tenant building located in the southwestern most parcel within the development.


The minutes of Case 83S141 are attached that includes Condition 3 addressing architecture within this development.


CONCLUSION

The elevations submitted for the multi-tenant building address the requirements of zoning. Staff recommends approval of this request.




08PR0170

 MIDLOTHIAN VILLAGE SQUARE



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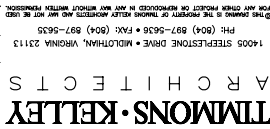
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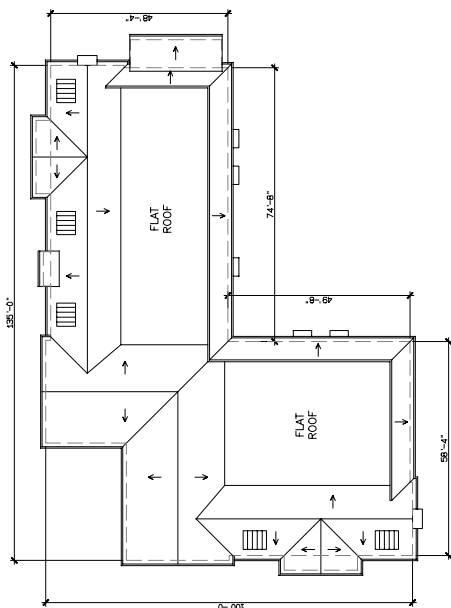
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FLOOR PLAN and ROOF PLAN

DATE:	DRAWING STATUS:
7/31/07	SCHEMATIC DESIGN

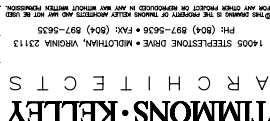
PROJECT NO: 07-105
DRAWN BY: MGE
ARCHITECT: J. TIMMONS
SHEET NO: A1.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

08PR0170-2

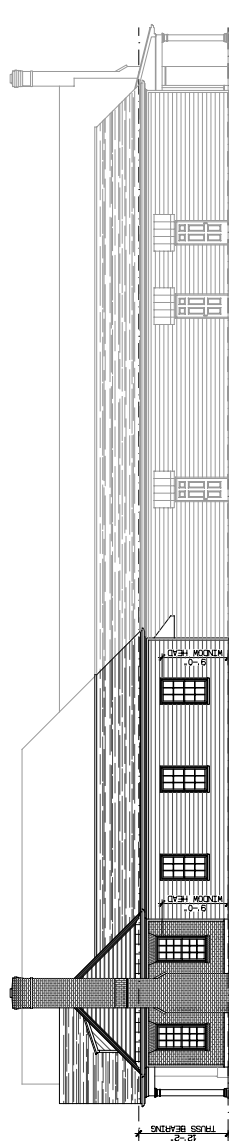
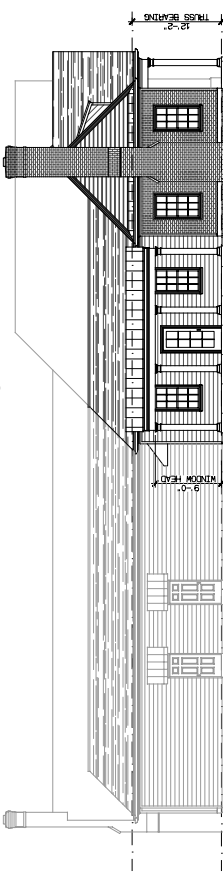
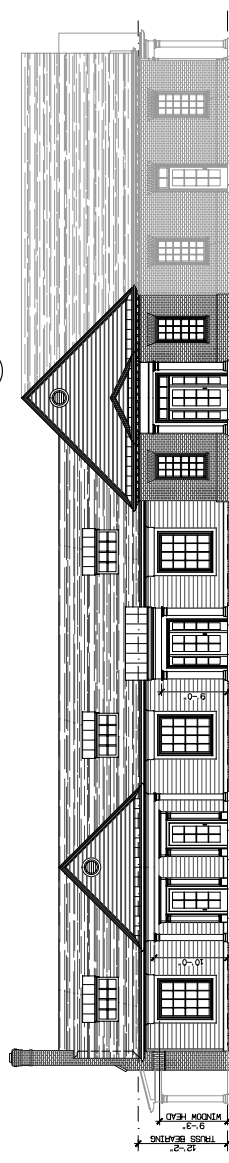
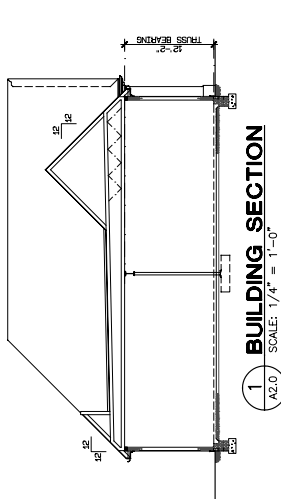
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MIDLOTHIAN VILLAGE SQUARE BUILDING D CHESTERFIELD COUNTY, VIRGINIA

DATE:	DRAWING STATUS:
7/31/07	SCHEMATIC DESIGN

PROJECT NO: 07-105
DRAWN BY: MGE
ARCHITECT: J. TIMMONS
SHEET NO: A2.0



08PR0170-3

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November 23, 1983 BS

ADDENDUM

83S141

Fi-Tech, Inc. Retirement Trust

The applicants, following a meeting with the Midlothian District Supervisor, have requested that the following conditions be amended as stated:

4. SIGNS:

- b. Individual buildings shall be permitted one freestanding sign each, not to exceed 5 feet in height and an area not to exceed 10 square feet. These signs will be located a minimum of 10 feet from right of way lines for continuity. These signs shall be similar to each other in size, shape, and material, and a rendering shall be submitted to the Planning Staff for approval in conjunction with site plan approval.
- c. Building mounted signs shall be permitted provided they do not project above the roof line. The aggregate area of the building sign plus the individual building freestanding sign shall not exceed 0.5 square feet for each foot of building frontage. These signs shall be similar to each other in style and location, and a rendering shall be submitted to the Planning Staff for approval in conjunction with site plan approval.
- f. Prior to erection of any signs, a comprehensive sign package to include colors, materials and typical designs shall be submitted to the Planning Staff for approval. Signs shall blend with the architectural style of the development.

(This condition supersedes General Conditions VII. of the Textual Statement.)

- 6. Parking areas shall have at least five (5) square feet of interior landscaping per parking space. Each landscaped area shall contain a minimum of fifty (50) square feet and shall be at least five (5) feet wide. At least one tree having a clear trunk of at least five (5) feet shall be provided for each 200 square feet of interior landscaped area. The remaining area shall be landscaped with shrubs or ground cover not to exceed three (3) feet in height. Such landscaped areas shall be located so as to divide and break up the expanse of paving. The area designated as required setbacks or buffers shall not be calculated as required landscaped area. A landscaping plan depicting this requirement shall be submitted to the Planning Staff for approval in conjunction with site plan review.
- 7. A landscaping plan for the required fifty (50) foot setback area along the Midlothian Turnpike frontage shall be submitted to the

Planning Staff for approval in conjunction with site plan review. This plan shall include ornamental trees, shrubs and evergreens of sufficient density, height and combination types, so as to minimize the visibility of driveway and parking areas from Route 60. Except where entrance driveways cross the 50 foot setback area, existing trees of 6 inches in caliper or greater shall be maintained and not be disturbed.

8. All exterior lighting shall be concealed source lighting and not exceed a height of thirty (30) feet and positioned so as not to project light into adjacent properties. Only lighting as required for security purposes will be allowed after midnight. In conjunction with site plan review, lighting plan shall be submitted to the Planning Staff for approval.
9. All sidewalks shall be constructed of a combination of brick, cobblestone, or exposed aggregate concrete. Samples of materials and a sidewalk plan shall be submitted to the Planning Staff for approval in conjunction with site review.
12. The proposed internal public road shall either have: (a) a sixty (60) foot right of way or (b) a fifty (50) foot right of way with a ten (10) foot utility easement adjacent to one side of the right of way for its entire length. Dedication of this road may occur in phases and in conjunction with phasing of the development.
16. Prior to any clearing and/or grading, the drainage culvert under Coalfield Road shall be analyzed to determine if improvements are necessary. Cost and installation of any necessary improvements shall be a cooperative effort between the developer and VDH&T.

Amendments to Conditions 4c., 4f., 6, 7, 8 and 9 relate to approvals by Planning Staff, as opposed to approval by the Planning Commission.

The amendment to Condition 4b. will allow individual buildings along Midlothian Turnpike to have freestanding signs. With the two (2) freestanding signs identifying the development, and one freestanding sign for each building fronting Midlothian Turnpike, there is a potential for a total of six (6) freestanding signs visible from Route 60. Approval of this condition would be contrary to what is prescribed as a forthcoming sign amendment policy along this portion of Midlothian Turnpike. Staff would recommend that this amendment not be accepted.

Amendment to Condition 12 would allow dedication of the internal public road in phases and in conjunction with the phasing of development. Staff would recommend approval of this amendment.

Amendment to Condition 16 requires that VDH&T share in the cost and installation of drainage improvements. Staff is of the opinion that the County cannot obligate the VDH&T to this requirement and would recommend that this amendment not be accepted.

September-27,-1983-GPG
(October-6,-1983-GPG)
(October-25,-1983-GPG)
November 23, 1983 BS

STAFF REPORT

83S141

Fi-Tech, Inc. Retirement Trust

Midlothian Magisterial District
South line of Midlothian Turnpike

REQUEST: Rezoning from Residential (R-7) to Office Business (O) of 5.3 acres and from Residential (R-7) and Convenience Business (B-1) to Community Business (B-2) of 12.9 acres plus a Conditional Use Planned Development encompassing the entire 18.2 acre tract.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conforms to the General Plan 2000.
- B. The Master Plan, Textual Statement and conditions stated herein insure that this development will be compatible and representative of that which has recently occurred in the Village of Midlothian.
- C. The proposed zoning classifications provide a reasonable land use transition between Midlothian Turnpike and the single family residential neighborhood to the south.

CONDITIONS

1. The following conditions notwithstanding, the Master Plan, prepared by J.K. Timmons and Associates, dated July 14, 1983, and textual statement shall be considered the plan of development.
2. A twenty-five (25) foot buffer shall be maintained along the southern property line. If a day care center is developed within the Office Business (O) tract, a fifty (50) foot buffer shall be maintained between the playground and the southern property line. Buildings shall be oriented to provide buffering between proposed parking areas and existing single family residential development. Should the applicants desire to place a fence in these buffer areas, the fence shall be located on the northern edge of the buffer. The buffer shall consist of existing vegetation supplemented with additional plantings, where necessary, to effect a proper screen. These buffers shall be installed in conjunction with the phasing of development and as determined by the Planning Commission through schematic plan review and approval. A landscaping plan depicting these requirements

shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, VI of the Textual Statement.)

3. The architectural style and quality of buildings shall be similar to that exemplified in Sycamore Square and Midlothian Station. Renderings shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, V of the Textual Statement.)

4. SIGNS

- a. One freestanding sign, visible from Route 60, not to exceed 100 square feet in area, shall be permitted identifying this development and the tenants therein.
- b. Individual buildings shall be permitted one freestanding sign each, not to exceed 5 feet in height and an area of 0.5 square feet for each foot of building frontage, provided the signs are positioned and located so that they are only visible from the internal road, driveways or parking areas.
- c. Building mounted signs shall be permitted provided they do not project above the roof line, and the aggregate area of the building sign plus the individual building freestanding sign does not exceed 0.5 square feet for each foot of building frontage.
- d. Signs may be illuminated, but may be luminous only if the sign field is opaque with translucent letters.
- e. Directional signs (entrance/exit, etc.) shall be governed by Zoning Ordinance requirements.
- f. Prior to erection of any signs, a comprehensive sign package to include colors, materials and typical designs shall be submitted to the Planning Commission for approval. Signs shall blend with the architectural style of the development.

(This condition supersedes General Conditions, VII of the Textual Statement.)

5. The following exception shall be granted to the parking requirements for day care centers:

Parking shall be provided at a ratio of 1 space for each 20 children enrolled, up to a maximum of 6 spaces, plus 1 for each

employee. The parking area and driveways shall be designed to provide an area for embarkation and disembarkation. This area shall be connected to the main building by a sidewalk and designed to preclude children crossing any driveway or parking area. The driveways, entrances and exits shall be designed to provide a traffic flow which precludes backing onto a right of way and/or vehicles stacking up and/or overflowing onto a right of way.

(This condition supersedes General Conditions VIII of the Textual Statement.)

6. Parking areas shall have at least five (5) square feet of interior landscaping per parking space. Each landscaped area shall contain a minimum of fifty (50) square feet and shall be at least five (5) feet wide. At least one tree having a clear trunk of at least five (5) feet shall be provided for each 200 square feet of interior landscaped area. The remaining area shall be landscaped with shrubs or ground cover not to exceed three (3) feet in height. Such landscaped areas shall be located so as to divide and break up the expanse of paving. The area designated as required setbacks or buffers shall not be calculated as required landscaped area. A landscaping plan depicting this requirement shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.
7. A landscaping plan for the required fifty (50) foot setback area along the Midlothian Turnpike frontage shall be submitted to the Planning Commission for approval in conjunction with schematic plan review. This plan shall include ornamental trees, shrubs and evergreens of sufficient density, height and combination types so as to minimize the visibility of driveway and parking areas from Route 60.
8. All exterior lighting shall be concealed source lighting and not exceed a height of thirty (30) feet and positioned so as not to project light into adjacent properties. In conjunction with final site plan review, a lighting plan shall be submitted to the Planning Department for approval.
9. All sidewalks shall be constructed of a combination of brick, cobblestone, or exposed aggregate concrete. Samples of materials and a sidewalk plan shall be submitted to the Planning Commission for approval in conjunction with schematic review.
10. Prior to release of a building permit, sixty (60) feet of right of way, measured from the centerline of the Route 60 eastbound lane, for the entire length of the property, shall be dedicated to and for the County of Chesterfield, free and unrestricted.
11. Additional pavement, twenty-six (26) feet from the centerline of the Route 60 eastbound lane, and curb and gutter shall be constructed along Route 60. This construction shall be completed and taken into the State system prior to the release of an occupancy permit.

12. The proposed internal public road shall either have: (a) a sixty (60) foot right of way or (b) a fifty (50) foot right of way with a ten (10) foot utility easement adjacent to one side of the right of way for its entire length. Dedication of this road shall be accomplished prior to the release of a building permit.
13. The public road and the westernmost access drive shall be constructed with a divided median and one lane of pavement, 24 feet face of curb to face of curb, on each side of the median for a distance of fifty (50) feet south of the intersection with Route 60. Access to either the public road or the westernmost driveway shall be prohibited within 150 feet of Route 60. Pavement width of the public road may then transition to a width of forty (40) feet, face of curb to face of curb, and the private drive may transition to a width of twenty-four (24) feet, face of curb to face of curb.
14. Approval of the Master Plan shall be deemed schematic approval for the proposed internal public road.
15. Concrete curb and/or curb and gutter shall be installed around the perimeter of parking areas, driveways and roads.
16. Prior to any clearing and/or grading, the drainage culvert under Coalfield Road shall be analyzed to determine if improvements are necessary. Cost and construction of any necessary improvements shall be the responsibility of the developer.

(Note: There can be no access from this development to the adjacent property to the east until such time as Conditional Use Planned Development approval is granted to allow commercial access through residentially zoned property.)

GENERAL INFORMATION

<u>Location:</u>	South line of Midlothian Turnpike, approximately 700 feet west of Coalfield Road. Tax Map 15-11 (1) Parcels 5 and 6 (Sheet 7).
<u>Existing Zoning:</u>	R-7 and B-1
<u>Size:</u>	Total - 18.2 acres Proposed O - 5.3 acres Proposed B-2 - 12.9 acres
<u>Existing Land Use:</u>	Vacant
<u>Adjacent Zoning & Land Use:</u>	North - O and R-7, Office, single family residential or vacant South - R-15, Single family residential East - R-7, Church, single family residential or vacant

West - B-2 with Conditional Use Planned Development, Currently vacant, but proposed Charter Colony development

Utilities:

16 inch public water line located on north side of Route 60, approximately 500 feet from site. Use of public water intended. Property lies in Falling Creek sewage drainage area. Trunk sewer line located in Midlothian Station Shopping Center, east of site. Use of public sewer intended.

Environmental Engineering:

Terrain gently sloping to sloping and, when cleared, has slight chance for erosion. Soil suitability good. Drains to tributary of Falling Creek. Acquisition of off-site easements and drainage improvements may be necessary from site to Coalfield Road. Existing culvert under Coalfield Road must be analyzed and, if necessary, improved to accommodate additional runoff. Concrete curb and gutter must be installed along driveways, parking areas and public roads.

Fire Service:

Midlothian Fire Station, Company #5. At present, fire service capability adequate. Water flows and fire hydrants must be provided in accordance with nationally recognized standards.

General Plan:

Commercial use

Transportation:

Midlothian Turnpike had a 1982 traffic tabulation of 8,020 vehicles per day. The two major access points proposed are consistent with Staff's 500 foot spacing policy along undivided sections of Route 60. The "one way" access point is reasonable since the major concern is left turn movements which should be spaced at least 500 feet apart. Left turn movements require travel across two lanes of traffic, thereby impeding through traffic. Additional pavement along Route 60 should be constructed to facilitate turning movements. The two major access points should be designed as divided median facilities so as to channelize traffic movements into and out of the site.

DISCUSSION

The applicants are requesting rezoning to Office Business (O) and Community Business (B-2) with the intent of developing a commercial/office

complex. The proposed O zoning borders Carriage Hill Subdivision to the south and provides a transition between Route 60 commercial uses and single family residential uses. In addition to the uses permitted in the Office Business (O) District, the following use exceptions have been requested:

- a. Sycamore Square type shops (i.e., antique shop, gift shops, hobby store, jewelry store, florist, specialty shops, toy store, etc.)
- b. Day care center

The proposed Community Business (B-2) zoning lies north of the Office Business (O) tract. The applicants have agreed to prohibit the following B-2 uses:

- a. Automobile service station
- b. Funeral homes or mortuaries
- c. Milk distributing stations
- d. Pawn and second hand stores
- e. Occult sciences such as palm readers, astrologers, fortune tellers, tea leaf readers, prophets, etc.

And have requested, in addition to other uses permitted in a B-2 District, the following use exceptions:

- a. Fast food establishments
- b. Office-warehouses (where the warehouse area does not exceed 24,000 square feet)
- c. Recreational establishments (indoor)
- d. Motor vehicle wash as accessory use
- e. Convenience store with gas pumps

As noted in the stated conditions, the architectural style of the development will be similar to Sycamore Square and Midlothian Station. Further, assurances that this character will be maintained is contained in conditions relative to buffering, landscaping and sign restrictions.

The Master Plan, Textual Statement and conditions herein insure a development representative of recently constructed commercial complexes in the Village of Midlothian. Further, the proposed zoning boundaries provide a land use transition between Midlothian Turnpike and the single family residential uses to the south.

CASE HISTORY

Applicant and Staff (9/27/83):

Following publication of the Staff Report, the applicants' representative met with Staff to discuss the road improvements required by Conditions #10, 11 and 12. Condition #10 required dedication of right of way from

the centerline of the eastbound lane of Route 60. The condition should have required dedication from the centerline of the existing Route 60 right of way.

The applicants have indicated that the project and access to Route 60 may be phased and have, therefore, requested that Condition #11 be amended to allow the Route 60 widening to be phased in conjunction with the phasing of access to Route 60.

With regard to Condition #12, the applicants desire to dedicate the internal public road in conjunction with the phasing of the development.

Amendment of the conditions was recommended.

Applicant and Staff (10/21/83):

On October 21, Staff received a proposed amended set of conditions from the applicant's representative. The amendments were the result of a meeting between the applicant's representative and the Midlothian District Commissioner.

Planning Commission Meeting (10/25/83):

Mr. Hayes stated the applicant wants freestanding signs identifying three sites with frontage on Midlothian Turnpike.

Dr. Moszer stated it was his intention not to approve anymore than two freestanding signs on Midlothian Turnpike identifying the center.

Mr. Hayes pointed out that there are signs, such as the ones he identified for this development, existing on Route 60 across from this property; and he would just like to reach an agreement on the type of signs that were acceptable to both the County and the developer. He further noted that the three individual sites could be sold and are not to be developed with the main project and the sites will be less meaningful without the individual identification signs.

Dr. Moszer pointed out that, all throughout the discussion, he was concerned with the internal signs and agreed to increase the number of freestanding signs, visible from Route 60, from 1 to 2 in Condition 4a. The discussion with Mr. Hayes and Mr. Bassett was based upon signs along the internal roadway; and Condition 4b is to indicate that these signs are to be set back 10 feet from the right of way of the internal roadway, not from Route 60.

On motion of Dr. Moszer, seconded by Mr. Miller, the Commission resolved to recommend approval of Request 83S141, subject to the following conditions:

1. The following conditions notwithstanding, the Master Plan, prepared by J.K. Timmons and Associates, dated July 14, 1983, and textual statement shall be considered the plan of development.
2. A twenty-five (25) foot buffer shall be maintained along the southern property line. A solid wood fence will be installed along the northern edge of the 25 foot buffer and all structures will be set a minimum of fifteen (15) feet from the fence or forty (40) feet from the property line. Buildings shall be oriented to provide buffering between proposed parking areas and existing single family residential development. The 25 foot buffer shall consist of existing vegetation. The fence shall extend 350 feet along the eastern property line, and 75 feet along the western property line, from its location at the 25 foot buffer, toward Route 60. The fence shall be installed prior to any clearing within 350 feet of the southern property line.

(This condition supersedes General Conditions VI of the Textual Statement.)

3. The architectural style and quality of buildings shall be similar to that exemplified in Sycamore Square. Buildings will not exceed two stories with an English basement. Renderings shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions V of the Textual Statement.)

4. SIGNS:

- a. Two (2) freestanding signs visible from Route 60, not to exceed an aggregate area of 100 square feet each, shall be permitted identifying this development and the tenants therein.
- b. Individual buildings shall be permitted one freestanding sign each, not to exceed 5 feet in height and an area not to exceed 10 square feet provided these signs are positioned and located so they are only visible from the internal road, driveways and parking areas. These signs will be located within 10 feet of the right of way of the internal road for continuity. These signs shall be similar to each other in size, shape, and material, and a rendering shall be submitted to the Planning Commission for approval in conjunction with schematic plan approval.
- c. Building mounted signs shall be permitted provided they do not project above the roof line. The aggregate area of the building sign plus the individual building freestanding sign shall not exceed 0.5 square feet for each foot of building frontage. These signs shall be similar to each other in style and location, and a rendering shall be submitted to the Planning Commission for approval in conjunction with schematic plan approval.

- d. Signs may be illuminated, with light shining on them but not from within. No neon signs will be permitted.
- e. Directional signs (entrance/exit, etc.) shall be governed by Zoning Ordinance requirements.
- f. Prior to erection of any signs, a comprehensive sign package to include colors, materials and typical designs shall be submitted to the Planning Commission for approval. Signs shall blend with the architectural style of the development.

(This condition supersedes General Conditions VII of the Textual Statement.)

- 5. The following exception shall be granted to the parking requirements for day care center:

Parking shall be provided at a ratio of 1 space for each 20 children enrolled, up to a maximum of 6 spaces, plus 1 for each employee. The parking area and driveways shall be designed to provide an area for embarkation and disembarkation. This area shall be connected to the main building by a sidewalk and designed to preclude children crossing any driveway or parking area. The driveways, entrances and exits shall be designed to provide a traffic flow which precludes backing onto a right of way and/or vehicles stacking up and/or overflowing onto a right of way.

(This condition supersedes General Conditions VIII of the Textual Statement.)

- 6. Parking areas shall have at least five (5) square feet of interior landscaping per parking space. Each landscaped area shall contain a minimum of fifty (50) square feet and shall be at least five (5) feet wide. At least one tree having a clear trunk of at least five (5) feet shall be provided for each 200 square feet of interior landscaped area. The remaining area shall be landscaped with shrubs or ground cover not to exceed three (3) feet in height. Such landscaped areas shall be located so as to divide and break up the expanse of paving. The area designated as required setbacks or buffers shall not be calculated as required landscaped area. A landscaping plan depicting this requirement shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.
- 7. A landscaping plan for the required fifty (50) foot setback area along the Midlothian Turnpike frontage shall be submitted to the Planning Commission for approval in conjunction with schematic plan review. This plan shall include ornamental trees, shrubs and evergreens of sufficient density, height and combination types, so as to minimize the visibility of driveway and parking areas from Route 60, except where entrance driveways cross the 50 foot setback area,

existing trees of 6 inches in caliper or greater shall be maintained and not be disturbed.

8. All exterior lighting shall be concealed source lighting and not exceed a height of thirty (30) feet and positioned so as not to project light into adjacent properties. Only lighting as required for security purposes will be allowed after midnight. In conjunction with schematic plan review, lighting plan shall be submitted to the Planning Commission for approval.
9. All sidewalks shall be constructed of a combination of brick, cobblestone, or exposed aggregate concrete. Samples of materials and a sidewalk plan shall be submitted to the Planning Commission for approval in conjunction with schematic review.
10. Prior to release of a building permit, sixty (60) feet of right of way, measured from the centerline of the Route 60 right of way, for the entire length of the property, shall be dedicated to and for the County of Chesterfield, free and unrestricted.
11. Additional pavement, a minimum of twenty-six (26) feet from the centerline of the Route 60 eastbound lane, and curb and gutter shall be constructed along Route 60. In conjunction with the first schematic plan review, a Master Plan shall be submitted which shows the ultimate pavement widening and the phasing of these improvements. The phasing shall be done so as to preclude having any gaps in pavement widening along the entire frontage of the property. This plan shall be approved by VDH&T and the Planning Department prior to the release of a building permit.
12. The proposed internal public road shall either have: (a) a sixty (60) foot right of way or (b) a fifty (50) foot right of way with a ten (10) foot utility easement adjacent to one side of the right of way for its entire length. Dedication of this road shall be accomplished prior to the release of a building permit.
13. The public road and the westernmost access drive shall be constructed with a divided median and one lane of pavement, 24 feet face of curb to face of curb, on each side of the median for a distance of fifty (50) feet south of the intersection with Route 60. Access to either the public road or the westernmost driveway shall be prohibited within 150 feet of Route 60. Pavement width of the public road may then transition to a width of forty (40) feet, face of curb to face of curb, and the private drive may transition to a width of twenty-four (24) feet, face of curb to face of curb.
14. Approval of the Master Plan shall be deemed schematic approval for the proposed internal public road.
15. Concrete curb and/or curb and gutter shall be installed around the perimeter of parking areas, driveways and roads.

16. Prior to any clearing and/or grading, the drainage culvert under Coalfield Road shall be analyzed to determine if improvements are necessary. Cost and construction of any necessary improvements shall be the responsibility of the developer.

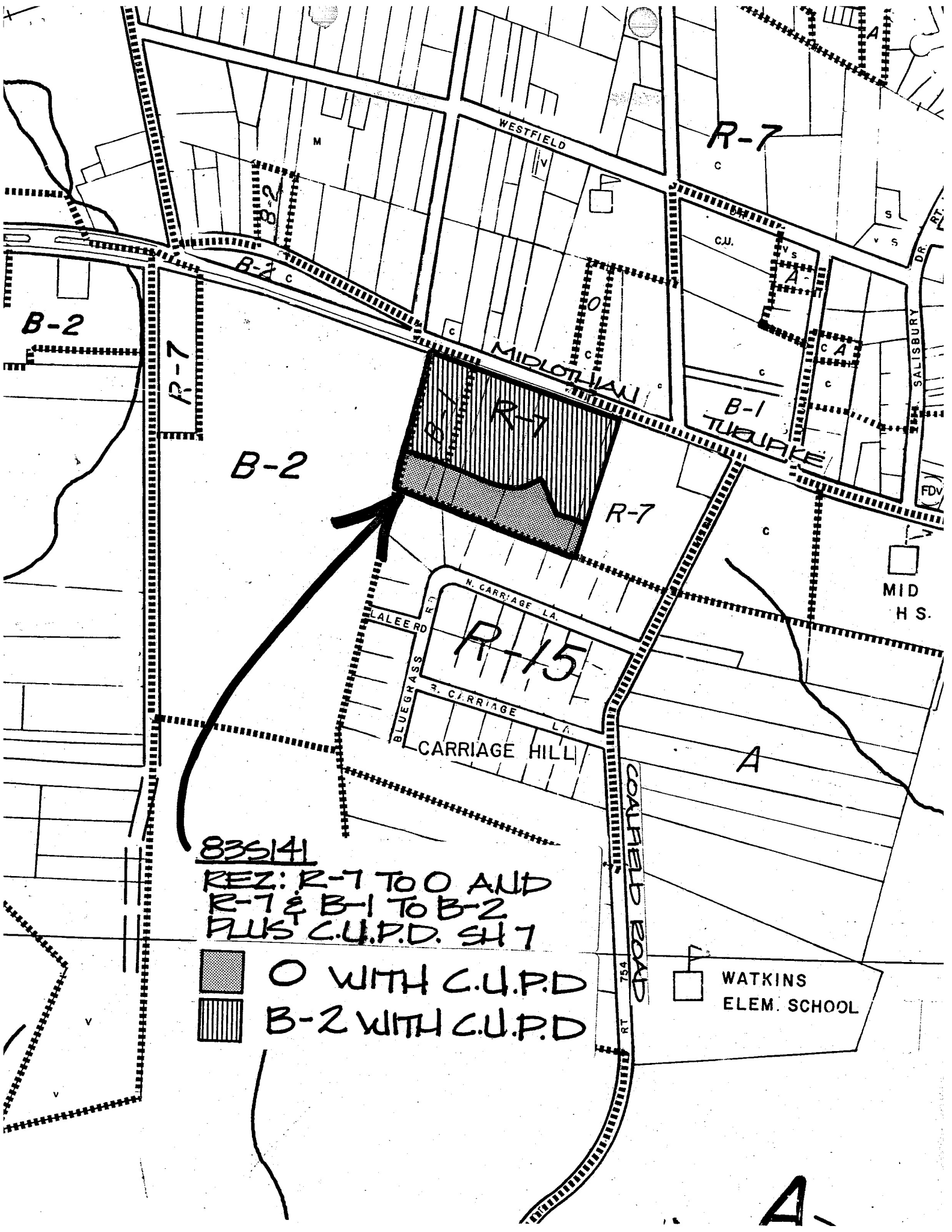
17. There shall be no day care center permitted in the O tract.

(This condition supersedes General Condition I (b) of the Textual Statement.)

AYES: Messrs. Thomas, Lindsey, Miller and Moszer.

ABSENT: Messrs. Belcher and Daniel.

The Board of Supervisors, on Wednesday, November 23, 1983, beginning at 2:00 p.m., will take under consideration this request.



83514

REZ: R-7 TO O AND
R-7 & B-1 TO B-2
PLUS C.U.P.D. SH 7

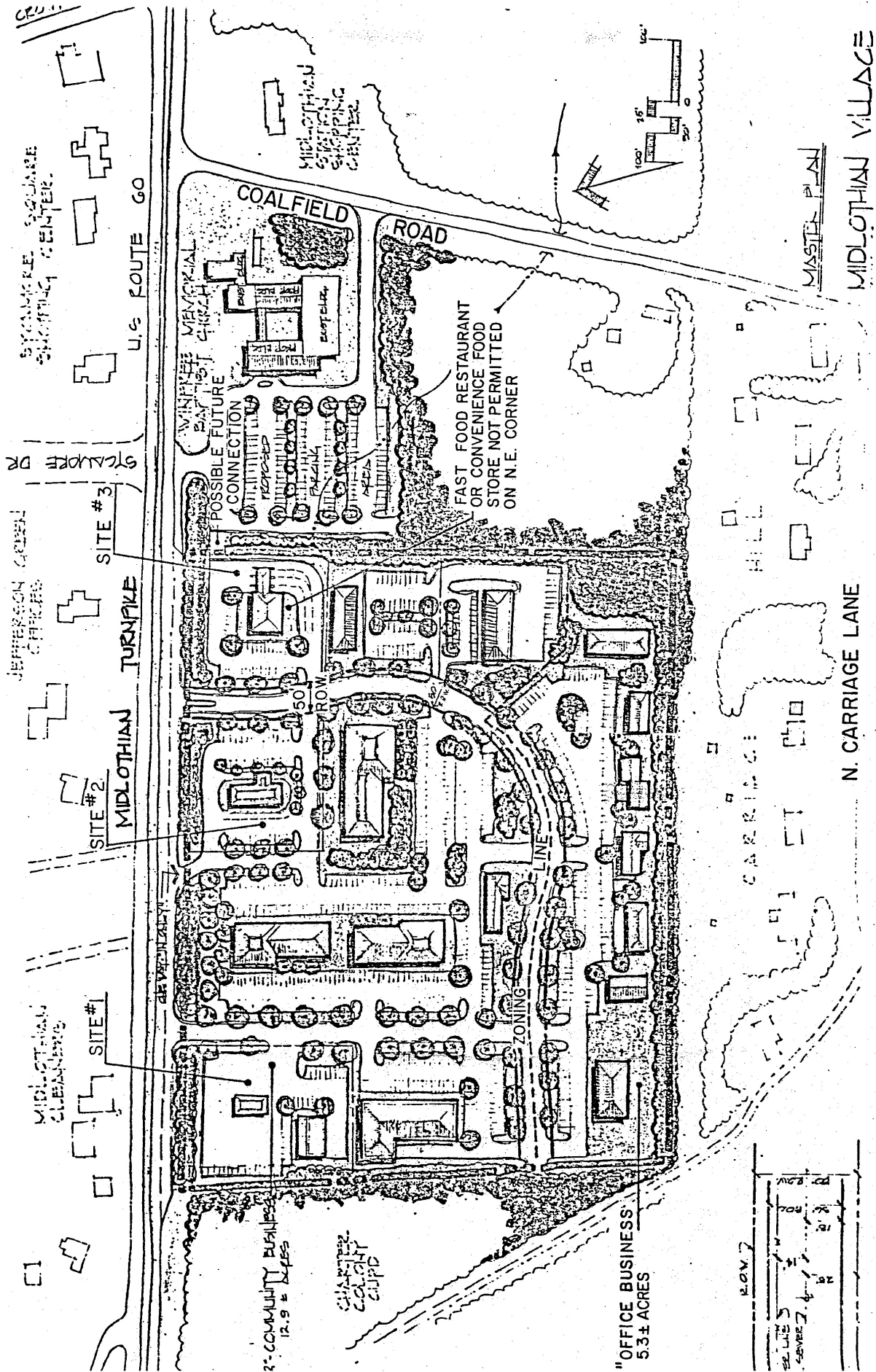


O WITH C.U.P.D



B-2 WITH C.U.P.D

A.



MASTER PLAN
MIDLOTHIAN VILLAGE

REV 7	DATE	BY	APP'D
REV 5	11/1/81	W	W
REV 4	10/1/81	W	W
REV 3	9/1/81	W	W
REV 2	8/1/81	W	W
REV 1	7/1/81	W	W

accessibility to the hospital, the school, to the homes and their established businesses.

Mr. Bookman stated because he felt the application is so far apart from what can realistically be done and be feasible, he seconded the motion.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

It was generally agreed the Board would recess for five minutes.

Reconvening:

83S122 (Amended)

In Matoaca Magisterial District, CELESTINE D. HICKS AND WALTER L. CROSS requested a Conditional Use Planned Development to permit exceptions to the use (rest home) and bulk requirements of the Zoning Ordinance in a Residential (R-7) District on a 0.63 acre parcel fronting approximately 135 feet on the north line of Totty Street, approximately 400 feet west of Chesterfield Avenue, and better known as 3500 Totty Street. Tax Map 182-13 (4) Orange Hill, Block D, Lot 5 (Sheet 53/54).

Mr. Balderson stated the Planning Commission had recommended approval of this request subject to certain conditions. Mrs. Hicks was present representing the application. There was no opposition present. On motion of Mr. Robertson, seconded by Mr. Bookman, the Board approved this request subject to the following conditions:

1. The Conditional Use Planned Development shall be granted for the purpose of operating a rest home for a maximum of ten (10) persons.
2. The following conditions notwithstanding, the plan prepared by Charles C. Townes and Associates, dated September 1, 1983, shall be considered the plan of development.
3. The driveway and parking area shall be surfaced with six (6) inches of #21 or #21A stone. The driveway and parking area shall be defined by durable material (i.e., timber curbing or other similar treatment).
4. Other than normal maintenance, there shall be no exterior alterations or additions to the existing structure to accommodate this use.
5. In conjunction with the granting of this request, schematic plan approval shall be granted.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel Mrs. Girone.
Absent: Mr. Dodd.

83S141

In Midlothian Magisterial District, FI-TECH, INC. RETIREMENT TRUST requested rezoning from Residential (R-7) to Office Business (O) of 5.3 acres and from Residential (R-7) and Convenience Business (B-1) to Community Business (B-2) of 12.9 acres plus a Conditional Use Planned Development encompassing the entire 18.2 acre tract to permit exceptions to the use and bulk requirements of the Zoning Ordinance. This parcel fronts approximately 1,000 feet on the south line of Midlothian Turnpike approximately 700 feet west of Coalfield Road. Tax Map 15-11 (1) Parcels 5 and 6 (Sheet 7).

Mr. Balderson stated the Planning Commission had recommended approval of this request subject to the imposition of certain conditions. Mr. Jim Hayes was present representing the applicant. He stated that they have worked closely with homeowners, the members of the Church, the staff, Dr. Moszer and Mrs. Girone. He stated that they have come to an agreement with the conditions according to the addendum to the conditions. Mrs. Girone stated that we want to develop the corridor study for signs for Route 60 and we want to affirm that signs here conform to that study. She added that the applicant will be allowed two major signs to identify the project and one sign per property that fronts on Route 60 which should be within 10 ft. of the right of way. She stated that she felt condition 4.c. should be eliminated. She stated the problem is that the plan for Route 60 is coming along in January and they do not want to commit to something outside of that but this project has been going along and we do want to commit to the five signs just identified. Mr. Hayes stated that condition 4.c. refers to building mounted signs. Mrs. Girone stated that she did not want to address that as that will be deferred until later to work on the entire sign package. She stated the signs approved today will be allowed even if the sign study recommends against such signs. The applicant inquired if the corridor plan allows for building mounted signs, can they have them. Mrs. Girone stated yes, but she did not want to go any further today and wanted to defer the remainder until the entire package is ratified for Route 60. The applicant inquired if the sign package was deferred until June, what would happen. Mrs. Girone stated that if the developer were ready prior to the sign package being adopted, the staff has the ability to approve whatever is necessary. Mr. Hayes inquired about other signs. Mr. Balderson stated all other signs would be governed by the standards established for the sign package for Route 60. The applicant inquired if any thoughts had been given to building mounted signs. Mrs. Girone stated that staff has written a proposal but the Board has not yet met on it and the Board hopes to address it in January. Mr. Hayes stated they are in agreement with the conditions. Mr. Balderson stated for clarification that condition 16 does not have any binding effect on the Highway Department as the County cannot obligate them to anything. Mr. Hayes stated it binds the applicant to do the engineering analysis of the drainage situation, confront the Highway Department with that and work with them in light of the fact that they must cross that road in the same location as drainage to bring in sewer and it would be mutually beneficial.

On motion of Mrs. Girone, seconded by Mr. Bookman, the Board approved this request subject to the following conditions:

1. The following conditions notwithstanding, the Master Plan, prepared by J.K. Timmons and Associates, dated July 14, 1983, and textual statement shall be considered the plan of development.
2. A twenty-five (25) foot buffer shall be maintained along the southern property line. If a day care center is developed within the Office Business (O) tract, a fifty (50) foot buffer shall be maintained between the playground and the southern property line. Buildings shall be oriented to provide buffering between proposed parking areas and existing single family residential development. Should the applicants desire to place a fence in these buffer areas, the fence shall be located on the northern edge of the buffer. The buffer shall consist of existing vegetation supplemented with additional plantings, where necessary, to effect a proper screen. These buffers shall be installed in conjunction with the phasing of development and as determined by the Planning Commission through schematic plan

review and approval. A landscaping plan depicting these requirements shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, VI of the Textual Statement.)

3. The architectural style and quality of buildings shall be similar to that exemplified in Sycamore Square and Midlothian Station. Renderings shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, V of the Textual Statement.)

4. SIGNS

- a. Two freestanding signs, visible from Route 60, not to exceed 100 square feet in area, shall be permitted identifying this development and the tenants therein.
- b. Individual buildings shall be permitted one freestanding sign each, not to exceed 5 feet in height and an area not to exceed 10 square feet. These signs will be located a minimum of 10 feet from right of way lines for continuity. These signs shall be similar to each other in size, shape, and material, and a rendering shall be submitted to the Planning Staff for approval in conjunction with site plan approval.
- c. Signs may be illuminated, but may be luminous only if the sign field is opaque with translucent letters.
- d. Directional signs (entrance/exit, etc.) shall be governed by Zoning Ordinance requirements.
- e. Prior to erection of any signs, a comprehensive sign package to include colors, materials and typical designs shall be submitted to the Planning Staff for approval. Signs shall blend with the architectural style of the development in conjunction with the proposed plan for the route 60 corridor.

(This condition supersedes General Conditions VII of the Textual Statement.)

5. The following exception shall be granted to the parking requirements for day care centers:

Parking shall be provided at a ratio of 1 space for each 20 children enrolled, up to a maximum of 6 spaces, plus 1 for each employee. The parking area and driveways shall be designed to provide an area for embarkation and disembarkation. This area shall be connected to the main building by a sidewalk and designed to preclude children crossing any driveway or parking area. The driveways, entrances and exits shall be designed to provide a traffic flow which precludes backing onto a right of way and/or vehicles stacking up and/or overflowing onto a right of way.

(This condition supersedes General Conditions VIII of the Textual Statement.)

6. Parking areas shall have at least five (5) square feet of interior landscaping per parking space. Each landscaped area shall contain a minimum of fifty (50) square feet and shall be at least five (5) feet wide. At least one tree having a clear trunk of at least five (5) feet shall be provided for each 200 square feet of interior landscaped area. The remaining area shall be landscaped with shrubs or ground cover not to exceed three (3) feet in height. Such landscaped areas shall be located so as to divide and break up the expanse of paving. The area designated as required setbacks or buffers shall not be calculated as required landscaped area. A landscaping plan depicting this requirement shall be submitted to the Planning Staff for approval in conjunction with site plan review.
7. A landscaping plan for the required fifty (50) foot setback area along the Midlothian Turnpike frontage shall be submitted to the Planning Staff for approval in conjunction with site plan review. This plan shall include ornamental trees, shrubs and evergreens of sufficient density, height and combination types, so as to minimize the visibility of driveway and parking areas from Route 60. Except where entrance driveways cross the 50 foot setback area, existing trees of 6 inches in caliper or greater shall be maintained and not be disturbed.
8. All exterior lighting shall be concealed source lighting and not exceed a height of thirty (30) feet and positioned so as not to project light into adjacent properties. Only lighting as required for security purposes will be allowed after midnight. In conjunction with site plan review, lighting plan shall be submitted to the Planning Staff for approval.
9. All sidewalks shall be constructed of a combination of brick, cobblestone, or exposed aggregate concrete. Samples of materials and a sidewalk plan shall be submitted to the Planning Staff for approval in conjunction with site review.
10. Prior to release of a building permit, sixty (60) feet of right of way, measured from the centerline of the Route 60 eastbound lane, for the entire length of the property, shall be dedicated to and for the County of Chesterfield, free and unrestricted.
11. Additional pavement, a minimum of twenty-six (26) feet from the centerline of the Route 60 eastbound lane, and curb and gutter shall be constructed along Route 60. In conjunction with the first schematic plan review, a Master Plan shall be submitted which shows the ultimate pavement widening and the phasing of these improvements. The phasing shall be done so as to preclude having any gaps in pavement widening along the entire frontage of the property. This plan shall be approved by VDH&T and the Planning Department prior to the release of a building permit.
12. The proposed internal public road shall either have: (a) a sixty (60) foot right of way or (b) a fifty (50) foot right of way with a ten (10) foot utility easement adjacent to one side of the right of way for its entire length. Dedication of this road may occur in phases and in conjunction with phasing of the development.
13. The public road and the westernmost access drive shall be constructed with a divided median and one lane of pavement, 24 feet face of curb to face of curb, on each side of the median for a distance of fifty (50) feet south of the intersection with Route 60. Access to either the public road or the westernmost driveway shall be prohibited within 150 feet of Route 60. Pavement width of the public road may then transition to a width of forty (40) feet, face of curb to face of curb, and the private drive may transition to a width of twenty-four (24) feet, face of curb to face of curb.

14. Approval of the Master Plan shall be deemed schematic approval for the proposed internal public road.
15. Concrete curb and/or curb and gutter shall be installed around the perimeter of parking areas, driveways and roads.
16. Prior to any clearing and/or grading, the drainage culvert under Coalfield Road shall be analyzed to determine if improvements are necessary. Cost and installation of any necessary improvements shall be a cooperative effort between the developer and VDH&T.
17. There shall be no day care center permitted in the O Tract.

(Note: There can be no access from this development to the adjacent property to the east until such time as Conditional Use Planned Development approval is granted to allow commercial access through residentially zoned property.)

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

83S154

In Midlothian Magisterial District, BROAD ROCK LAND CORPORATION requested rezoning from Agricultural (A) to Residential (R-9) of a 66 acre parcel lying approximately 740 feet off the south line of Smoketree Drive, measured from a point approximately 2,400 feet west of Courthouse Road. Tax Map 27-9 (1) Part of Parcel 1 and Tax Map 27-13 (1) Parcels 1, 2 and 3 (Sheets 7 and 8).

Mr. Balderson stated the Planning Commission had recommended approval of this request. Mr. Delmonte Lewis was present representing the applicant. There was no opposition to the request. On motion of Mrs. Girone, seconded by Mr. Daniel, the Board approved this request.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

83S155

In Clover Hill Magisterial District, GEORGE B. SOWERS, JR. & ASSOCIATES requested rezoning from Agricultural (A) to Residential (R-9) of a 10.39 acre parcel fronting approximately 420 feet on the north line of Reams Road approximately 200 feet east of Reykin Drive. Tax Map 27-6 (1) Parcels 12 and 13 (Sheet 8).

Mr. Balderson stated the Planning Commission had recommended denial of the request for R-9 but approved R-12. He stated the applicant has proffered conditions for the R-9 request which he distributed. Mr. George Sowers was present. There was no opposition present. On motion of Mr. Bookman, seconded by Mr. Robertson, the Board approved this request for R-9 and accepted the following proffered conditions:

1. All dwelling units shall be a minimum square footage of 1100 square feet livable space.
2. All foundations shall be brick.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.